

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project and for withdrawal of Money from Designation Account)

AS ON 31/12/2021

No.....

Date: 31.12.2021

Subject: Certificate of Percentage of Completion of Construction Work of Rail Vihar at Village Manohar Pur Delhi Road IRWO Land At Moradabad. No. of Building(s)/71 DU's in Phase III Project [REGISTRATION NO UPRERA PRJ-8575] situated on the Khasra No/ Plot no (Khasra) 751 to 758 Demarcated by its boundaries (latitude and longitude of the end points)

(A) 28° 49' 17" N 78° 42' 33" E

(B) 28° 82' 05" N 78° 71' 03" E

(C) 28° 82' 03" N 78° 70' 86" E

(D) 28° 81' 97" N 78° 70' 93" E

Rail Vihar at Village Manohar Pur Delhi Road IRWO Moradabad Tehsil MORADABAD Competent/ Development authority MDA District Moradabad PIN 244001 admeasuring 19200 sq.mts. area being developed by INDIAN RAILWAY WELFARE ORGANISATION.

We M/S Rajesh Bhatnagar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Rail Vihar at Village Manohar Pur Delhi Road IRWO Building(s)/71 DU's Block/ Tower (s) of Phase III Project, situated on the Khasra No/ Plot no 751 to 758 of village Manohar Delhi Road Moradabad Tehsil Moradabad competent/ development authority MDA District Moradabad PIN 244001 admeasuring 19200 sq.mts. area being developed by INDIAN RAILWAY WELFARE ORGANISATION.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s Rajesh Bhatnagar _____ as L.S. / Architect ;
(ii) Shri Paresh Johary _____ as Structural Consultant
(iii) M/s Rajesh Bhatnagar _____ as MEP Consultant
(iv) Shri P.K Gupta, PM _____ as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERA PRJ-8575 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage of Work done
1	Excavation	65
2	Zero number of Basement(s) and Plinth	65
3	Zero number of Podiums	NIL
4	Stilt Floor	NIL
5	46 DU's of Slabs of Super Structure	65
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	61
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	50
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	65
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	65
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	61

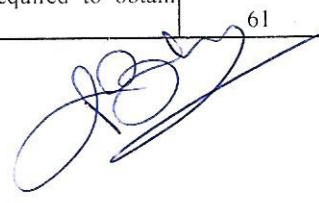


Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Foothpaths	Yes	CC Road and Pavement complete	100
2	Water Supply	Yes	Laying of pipe line & Connection complete	100
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Laying of pipe line and manhole & STP complete.	99
4	Storm Water Drains	Yes	Storm Water Drains Complete	100
5	Landscaping & Tree Planting	Yes	Landscaping & Tree Planting Complete	95
6	Street Lighting	Yes	Street Lighting Complete	100
7	Community Buildings	Yes	Structure Complete, internal, external plaster and flooring done.	85
8	Treatment and disposal of sewage and sullage water	Yes	Sewage storage tank complete	95
9	Solid Waste management & Disposal	No		NIL
10	Water conservation, Rain water harvesting	Yes	Rain water harvesting complete	100
11	Energy management	Yes	Solar Light and LED Street Lights	100
12	Fire protection and fire safety requirements	No		NIL
13	Electrical meter room, sub-station, receiving station	Yes	All Rooms and service station complete.	100
14	Boundary Wall	Yes	Super structure with plaster, railing and painting etc. complete.	100
15	Other (Option to Add more) Retaining wall	No		NIL

RAJESH BHATNAGAR

ARCHITECT

Yours Faithfully

HOTEL NEW CASTLE COMPOUND, CIVIL LINES

MORADABAD

COA No. CA/83/7332

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO. CA/83/7332)